



**JOSEPHINE CO EXISTING URBAN HOME SALES - December 1, 2022 through February 28, 2023**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2022 vs Feb 2023	
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2018	Median \$ 2022	Median \$ 2023	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	49	29	39	64	\$232,000	\$375,000	\$335,000	44.4%	-10.7%	\$507,500	\$311,500
Northeast Grants Pass	38	15	47	60	\$222,500	\$332,500	\$330,000	48.3%	-0.8%	\$314,900	N/A
Southwest Grants Pass	31	22	28	61	\$277,000	\$390,000	\$362,450	30.8%	-7.1%	\$405,000	\$365,000
Southeast Grants Pass	34	19	46	42	\$245,200	\$373,500	\$350,000	42.7%	-6.3%	\$378,000	\$475,000
Cave Junction	8	6	62	125	\$138,000	\$315,500	\$289,950	110.1%	-8.1%	N/A	N/A
<b>URBAN TOTALS</b>	<b>160</b>	<b>91</b>	<b>41</b>	<b>62</b>	<b>\$232,000</b>	<b>\$369,000</b>	<b>\$350,000</b>	<b>50.9%</b>	<b>-5.1%</b>	<b>\$385,000</b>	<b>\$353,000</b>

**JOSEPHINE CO NEW URBAN HOME SALES - December 1, 2022 through February 28, 2023**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2022 vs Feb 2023	
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2018	Median \$ 2022	Median \$ 2023	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	2	5	N/A	51	\$249,950	N/A	\$424,600	69.9%	N/A	N/A	N/A
Southeast Grants Pass	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>6</b>	<b>9</b>	<b>34</b>	<b>38</b>	<b>\$299,742</b>	<b>\$396,400</b>	<b>\$409,397</b>	<b>36.6%</b>	<b>3.3%</b>	<b>N/A</b>	<b>N/A</b>

**JOSEPHINE CO RURAL HOME SALES - December 1, 2022 through February 28, 2023**

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2022 vs Feb 2023	
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2018	Median \$ 2022	Median \$ 2023	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	69	44	59	84	\$306,250	\$435,000	\$432,500	41.2%	-0.6%	\$407,000	\$420,000
5 - 10 Acres	34	23	94	93	\$425,000	\$528,500	\$525,000	23.5%	-0.7%	\$541,000	\$762,500
Over 10 Acres	12	14	99	160	\$485,000	\$635,000	\$602,500	24.2%	-5.1%	\$775,000	N/A
<b>RURAL TOTALS</b>	<b>115</b>	<b>81</b>	<b>74</b>	<b>100</b>	<b>\$344,700</b>	<b>\$475,000</b>	<b>\$474,000</b>	<b>37.5%</b>	<b>-0.2%</b>	<b>\$495,000</b>	<b>\$469,500</b>

**RESIDENTIAL INVENTORY**

Area	Active As Of 02/28/22	Active As Of 02/28/23	% Change
Northwest Grants Pass	20	15	-25.0%
Northeast Grants Pass	21	17	-19.0%
Southwest Grants Pass	18	9	-50.0%
Southeast Grants Pass	11	25	127.3%
Cave Junction	15	18	20.0%
Rural	154	172	11.7%
<b>COUNTY TOTALS</b>	<b>239</b>	<b>256</b>	<b>7.1%</b>

The statistics in the top two charts represent urban area homes and exclude rural properties. N/A means "No or Insufficient Activity" in the reporting period.

Median price means the midpoint, with half of the sales being above and half of the sales being below the listed number and is not the same as average.

Median prices reflect overall market trends and are not a measure of pricing for individual properties.

Small sampling sizes can lead to wide variances in year to year comparisons.

All statistics are based on what is reported by REALTORS® to the Southern Oregon Multiple Listing Service. For more information, visit [rogu valleyrealtors.org](http://rogu valleyrealtors.org).

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JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - December 1, 2022 through February 28, 2023									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28			Feb 2022 vs Feb 2023	
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2022	Median \$ 2023	1-year % Change	Median \$	Median \$
Northwest Grants Pass	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>0</b>	<b>2</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - December 1, 2022 through February 28, 2023															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Dec 1 - Feb 28							Dec 1 - Feb 28				Dec 1 - Feb 28			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	28	96.6%	1	3.4%	0	0.0%	29	66	N/A	N/A	64	\$342,500	N/A	N/A	\$335,000
Northeast Grants Pass	15	100.0%	0	0.0%	0	0.0%	15	60	N/A	N/A	60	\$330,000	N/A	N/A	\$330,000
Southwest Grants Pass	22	100.0%	0	0.0%	0	0.0%	22	61	N/A	N/A	61	\$362,450	N/A	N/A	\$362,450
Southeast Grants Pass	19	100.0%	0	0.0%	0	0.0%	19	42	N/A	N/A	42	\$350,000	N/A	N/A	\$350,000
Cave Junction	6	100.0%	0	0.0%	0	0.0%	6	125	N/A	N/A	125	\$289,950	N/A	N/A	\$289,950
<b>URBAN TOTALS</b>	<b>90</b>	<b>98.9%</b>	<b>1</b>	<b>1.1%</b>	<b>0</b>	<b>0.0%</b>	<b>91</b>	<b>63</b>	<b>N/A</b>	<b>N/A</b>	<b>62</b>	<b>\$350,000</b>	<b>N/A</b>	<b>N/A</b>	<b>\$350,000</b>

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 02/28/23							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	15	100.0%	0	0.0%	0	0.0%	15
Northeast Grants Pass	17	100.0%	0	0.0%	0	0.0%	17
Southwest Grants Pass	9	100.0%	0	0.0%	0	0.0%	9
Southeast Grants Pass	25	100.0%	0	0.0%	0	0.0%	25
Cave Junction	18	100.0%	0	0.0%	0	0.0%	18
Rural	169	98.3%	3	1.7%	0	0.0%	172
<b>COUNTY TOTALS</b>	<b>253</b>	<b>98.8%</b>	<b>3</b>	<b>1.2%</b>	<b>0</b>	<b>0.0%</b>	<b>256</b>

REO/Short sales and inventories are not foreclosure rates.

"Standard" indicates properties that do not require third party approval for the transaction.

"REO" means Real Estate Owned, indicating bank or mortgage company ownership.

"Short" stands for Short Sale, where third party approval is required for the transaction.

Percentages of sales and inventories add up across the rows, but may not total exactly 100% due to rounding.

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